

Article 2: Overlay Zones

Division 14: Community Plan Implementation Overlay Zone

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§132.1401 Purpose of the Community Plan Implementation Overlay Zone

The purpose of the Community Plan Implementation Overlay Zone is to provide supplemental development regulations that are tailored to specific sites within community plan areas of the City. The intent of these regulations is to ensure that *development* proposals are reviewed for consistency with the use and *development* criteria that have been adopted for specific sites as part of the community plan update process.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§132.1402 Where the Community Plan Implementation Overlay Zone Applies

- (a) This overlay zone applies to properties that are identified in a community plan as areas requiring supplemental development regulations or processing of a *development permit* and that have been incorporated by ordinance into this overlay zone. Table 132-14A lists the community plan areas in which this overlay zone has been applied and the corresponding rezone maps that indicate which properties are within the boundaries of the overlay zone. These maps are filed in the office of the City Clerk. The properties within this overlay zone are shown generally on Diagrams 132-14A through 132-14P.

Table 132-14A

Community Plans with Property in the Community Plan Implementation Overlay Zone

Community Plan	Map Number Showing Boundaries of CPIOZ Area
Clairemont Mesa (See Diagram 132-14A)	C-771.1, B-3951
Encanto Neighborhoods (See Diagram 132-14O)	C-962
Linda Vista (See Diagram 132-14C)	C-750
Mid-City Eastern Area-Chollas Triangle (See Diagram 132-14N)	B-4310
Midway/Pacific Highway Corridor (See Diagram 132-14D)	C-782
Navajo (See Diagram 132-14E)	C-954
Otay Mesa (See Diagram 132-14B)	C-956, B-4300
Pacific Beach (See Diagram 132-14F)	B-37371, B-3857
Peninsula (See Diagram 132-14G)	C-744, C-781
Rancho Bernardo (See Diagram 132-14H)	C-773.1
Rancho Penasquitos (See Diagram 132-14I)	B-4025
Sherman Heights and Grant Hill Historic Districts (See Diagram 132-14M)	B-4312
Skyline Paradise Hills (See Diagram 132-14L)	B-4272
Southeastern San Diego (See Diagram 132-14P)	C-961
University (See Diagram 132-14J)	C-725, C-751.2
Uptown (See Diagram 132-14K)	C-780.2

- (b) Table 132-14B shows the location of the supplemental regulations and the type of permit required by this division, if any, for specific types of *development* proposals in this overlay zone.

Table 132-14B

Community Plan Implementation Overlay Zone Applicability

Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
(1) Interior building improvements that do not involve a change in use or provide additional <i>floor</i> area, or improvements that do not require a <i>construction permit</i>	None--Exempt from this division	No permit required by this division
(2) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows “Type A” and the proposed development complies with the development standards or criteria in the applicable community plan	Refer to the applicable community plan	No permit required by this division
(3) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows “Type A” and the proposed <i>development</i> does not comply with the <i>development</i> standards or criteria in the applicable community plan	Refer to the applicable community plan	Site Development Permit/ Process Three
(4) Any <i>development</i> within the boundaries shown on a map identified in Section 132.1402, where the map shows “Type B”	Refer to the applicable community plan	Site Development Permit/ Process Three

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
 (Amended 5-21-2009 by O-19857 N.S.; effective 6-20-2009.)
 (Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
 (Amended 6-18-2013 by O-20265 N.S.; effective 7-18-2013.)
 (Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
 (Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)
 (Amended 7-28-2015 by O-20540 N.S.; effective 8-27-2015.)
 (Amended 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)

§132.1403 Exception to the Community Plan Implementation Overlay Zone

The City Manager may grant an exception to the requirements of this division for proposed *development* that is minor, temporary, or incidental and is consistent with the intent of this division. Exceptions made by the City Manager shall be filed with the office of the City Clerk.



DIAGRAM 132-14A

Clairemont Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-771.1 & B-3951 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Retitled from "College Area Community Plan Implementation Overlay Zone" and amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)

Ch.	Art.	Div.
13	2	14
		5

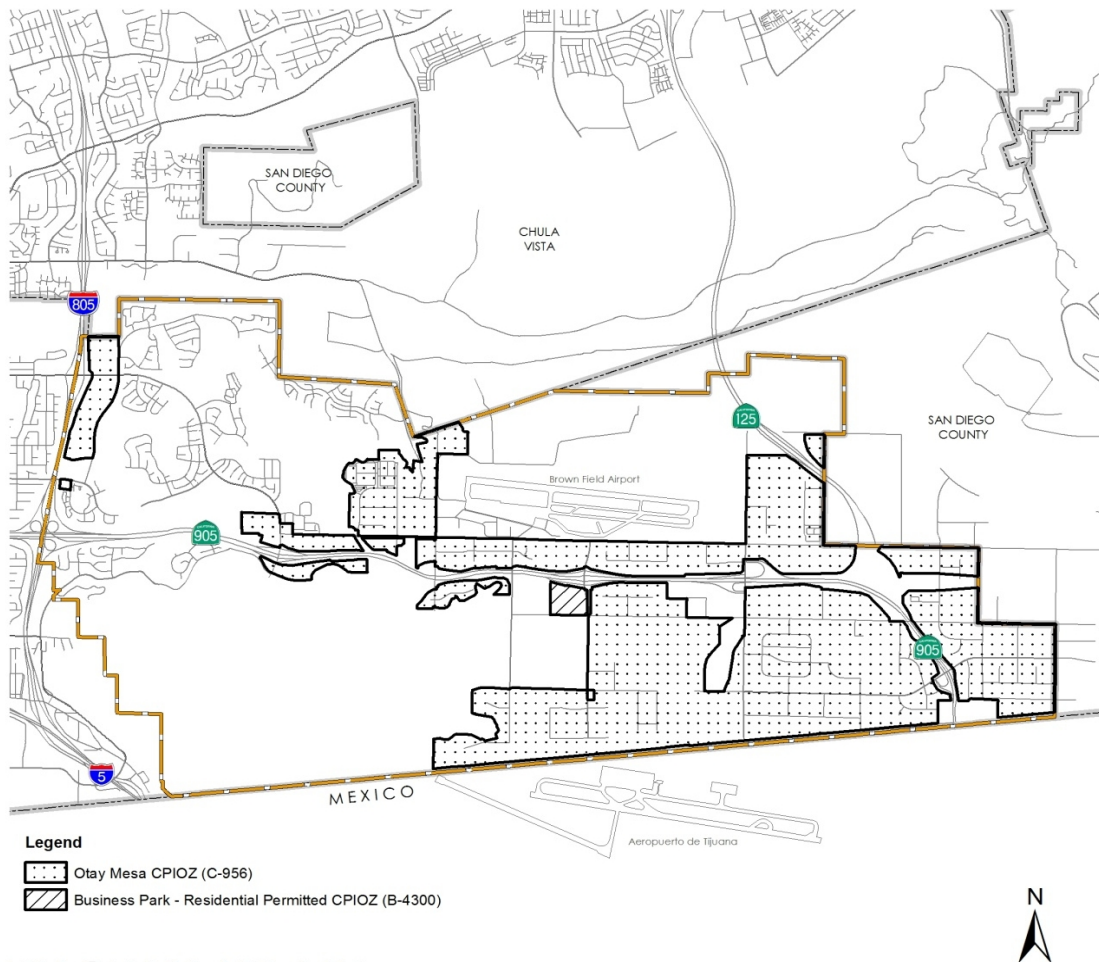


DIAGRAM 132-14B

Otay Mesa Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-4300 & C-956 for illustration purposes only.

(Added new Diagram 132-14B titled "Otay Mesa Community Plan Implementation Overlay Zone" and amended 4-11-2014 by O-20361 N.S.; effective 5-18-14.)

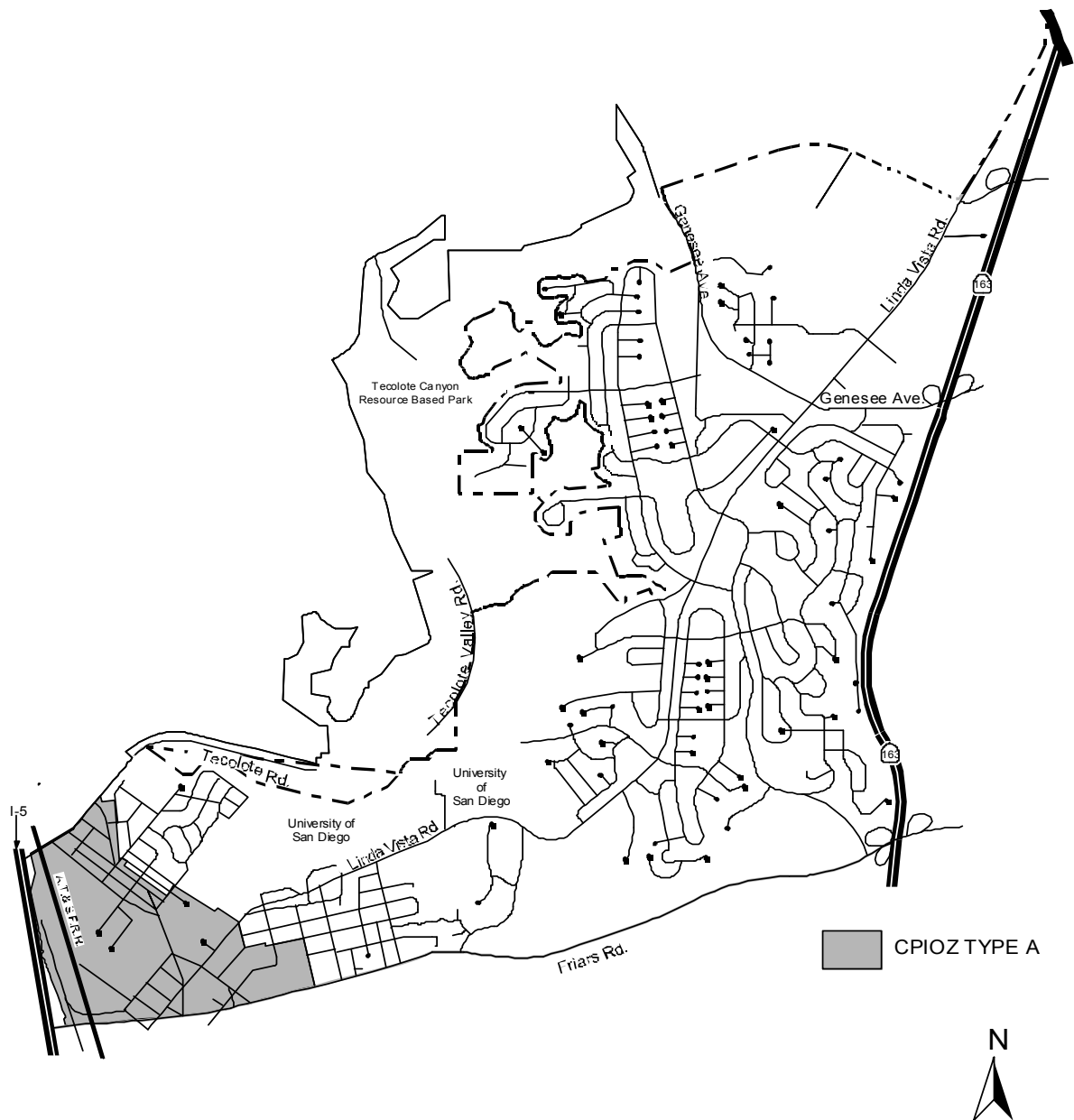


DIAGRAM 132-14C

Linda Vista Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-750 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

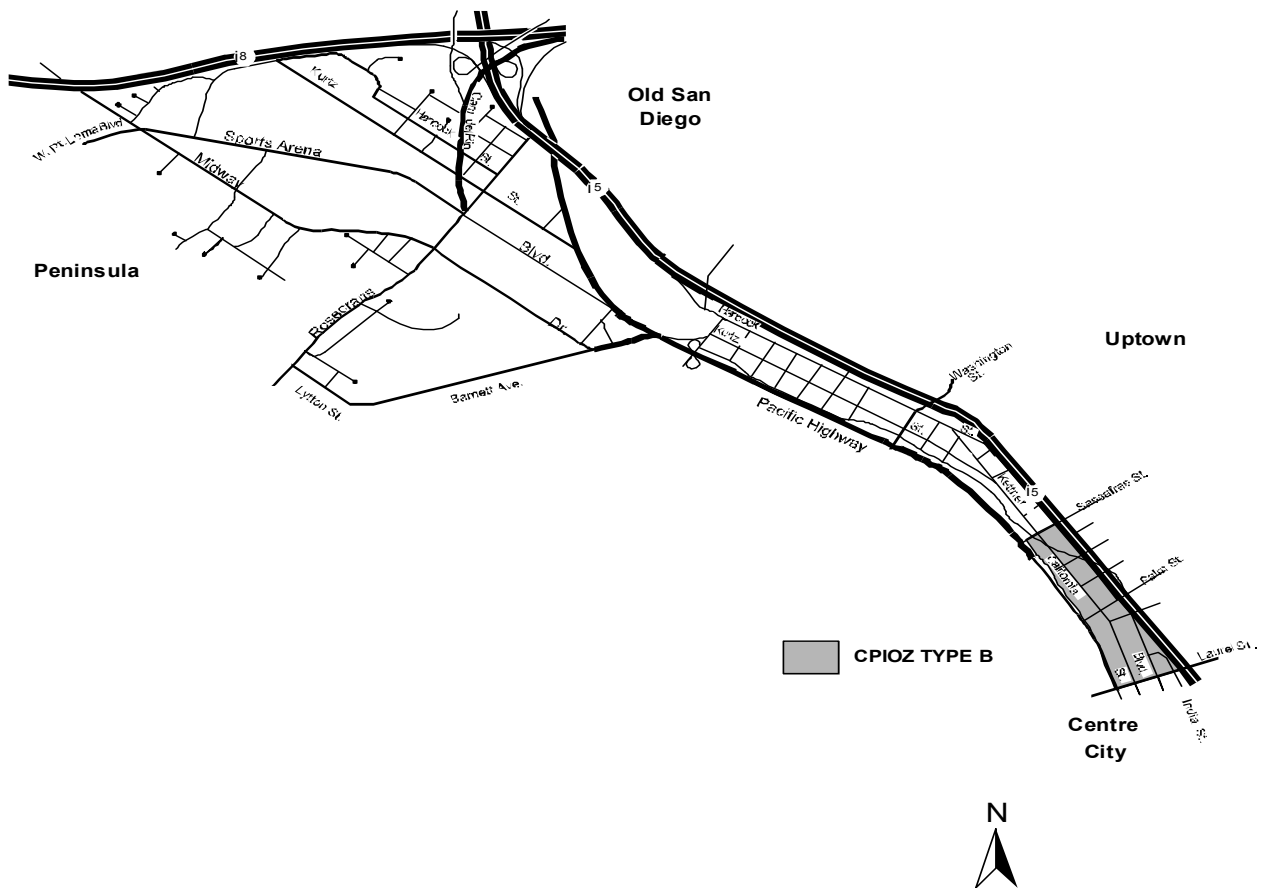


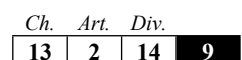
DIAGRAM 132-14D

Midway/Pacific Highway Corridor

Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-782 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



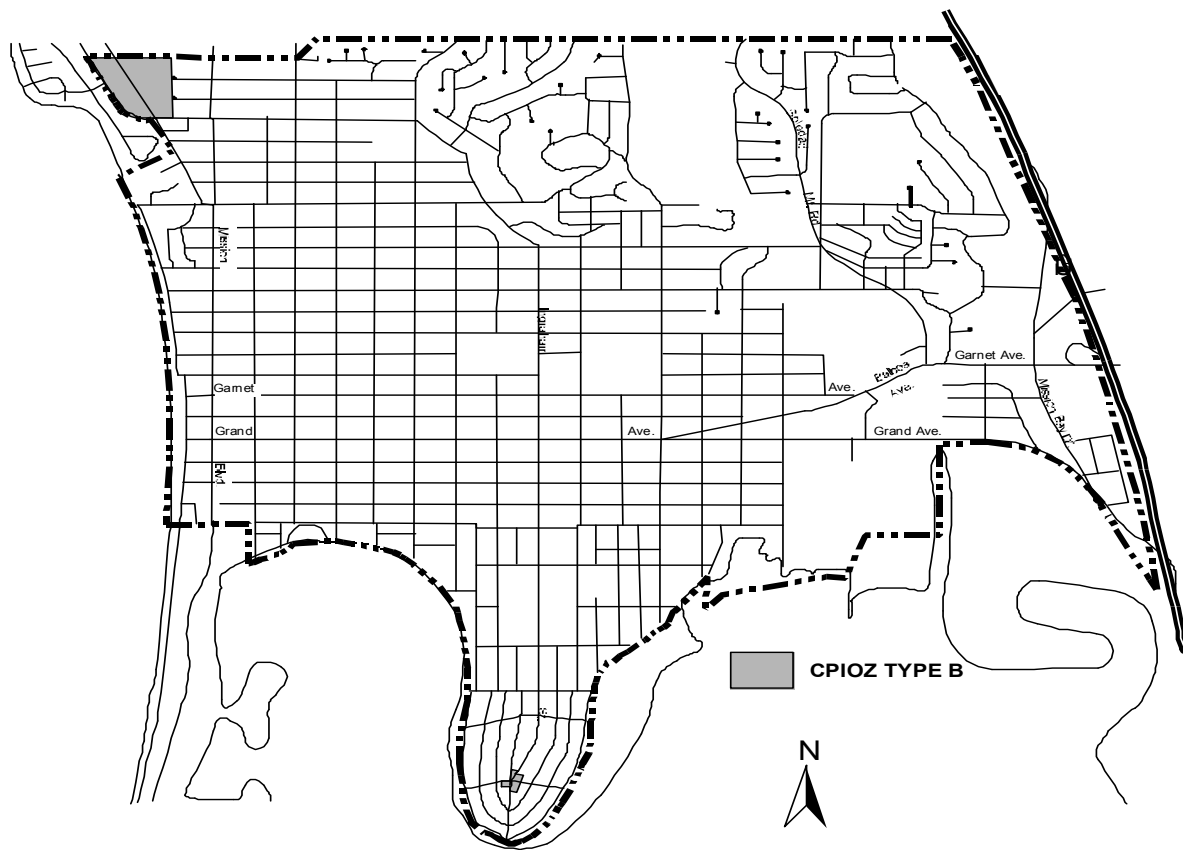


DIAGRAM 132-14F

Pacific Beach Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. B-3737.1 & B-3857 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

Ch.	Art.	Div.
13	2	14
		10

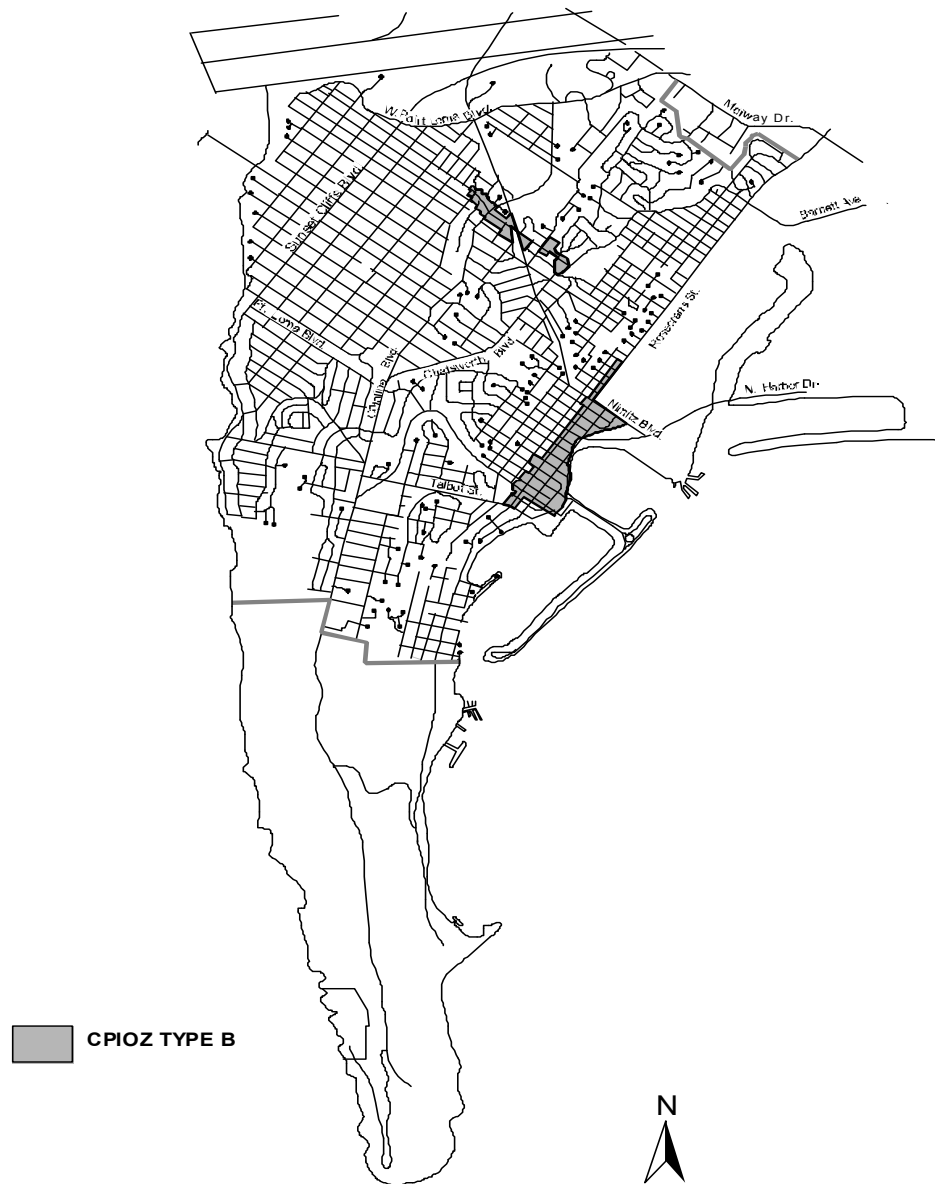


DIAGRAM 132-14G

Peninsula Community Plan Implementation Overlay Zone

This is a reproduction of Map Nos. C-744 & C-781 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

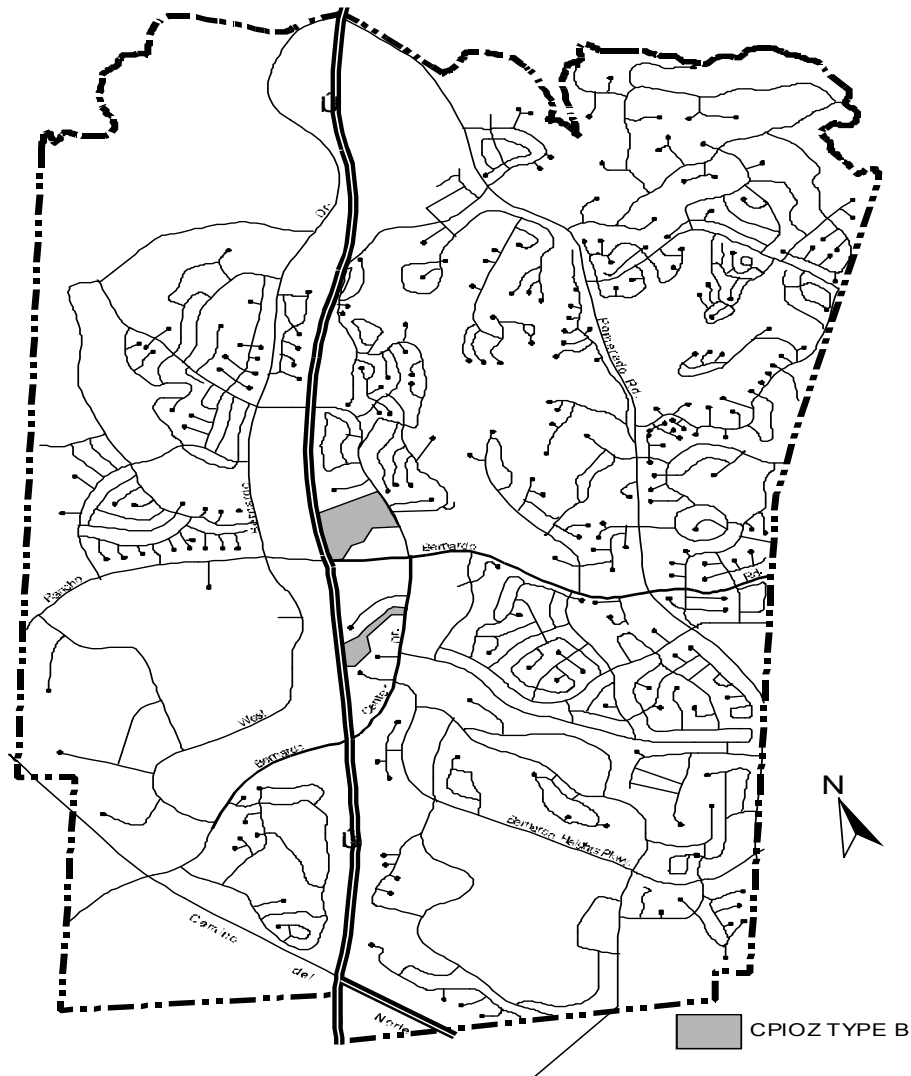


DIAGRAM 132-14H

Rancho Bernardo Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-773.1 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

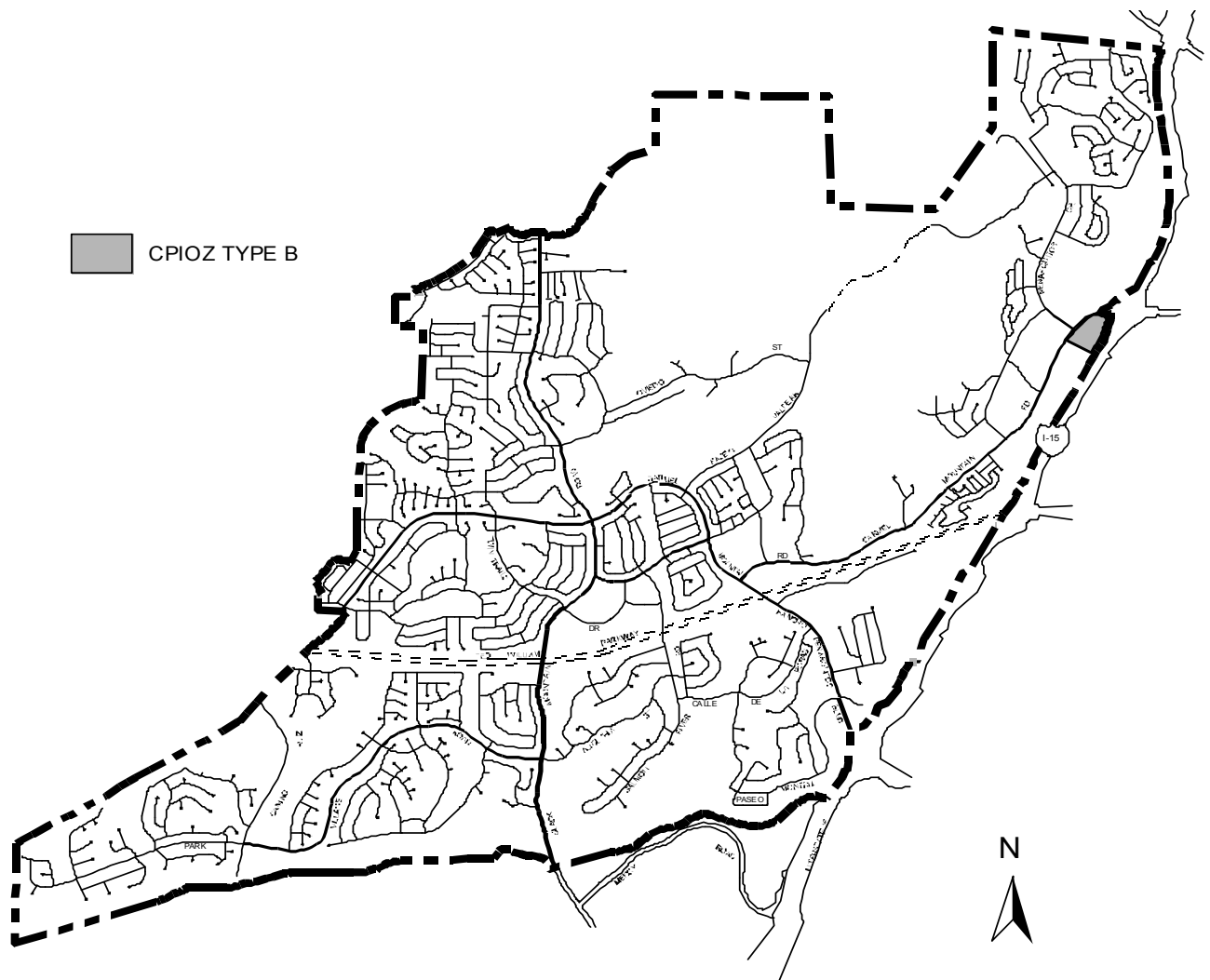


DIAGRAM 132-14I

Rancho Penasquitos Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4025 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

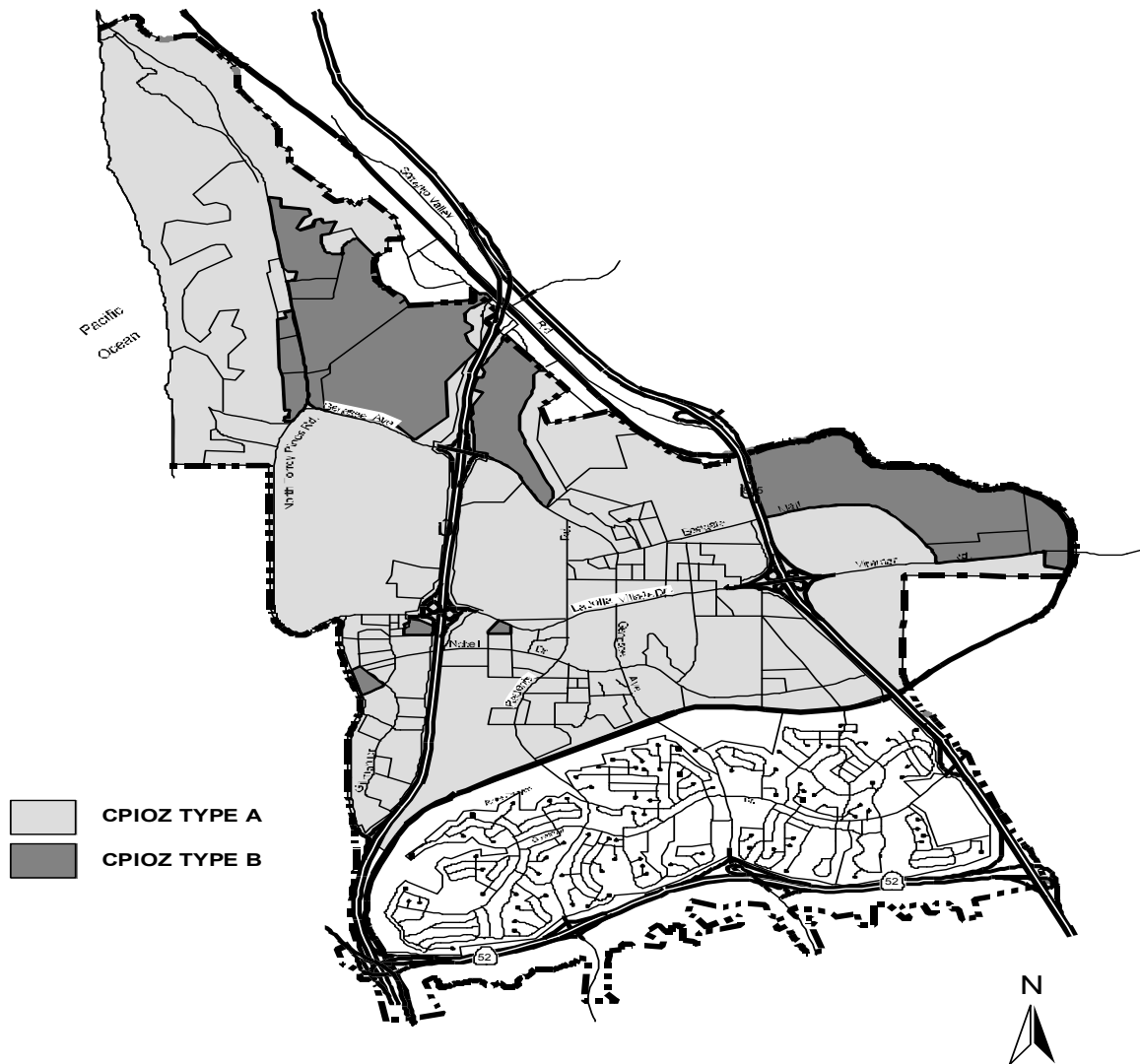


DIAGRAM 132-14J

University Community Plan Implementation Overlay Zone

This is reproduction of Map Nos. C-725 & C-751.2 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

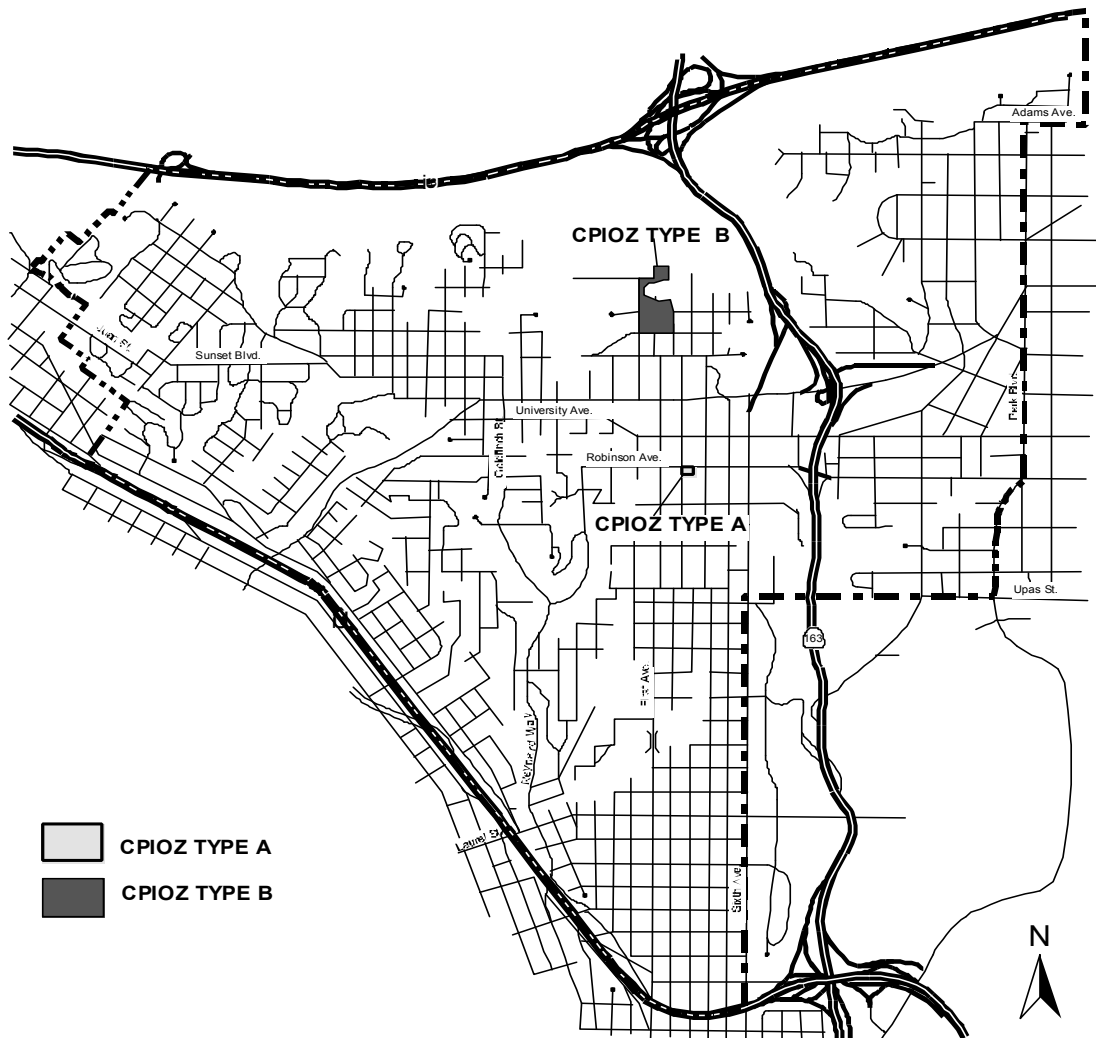


DIAGRAM 132-14K

Uptown Community Plan Implementation Overlay Zone

This is reproduction of Map No. C-780.2 (pp. 12, 13, & 18 of 32 for illustration purposes only.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)

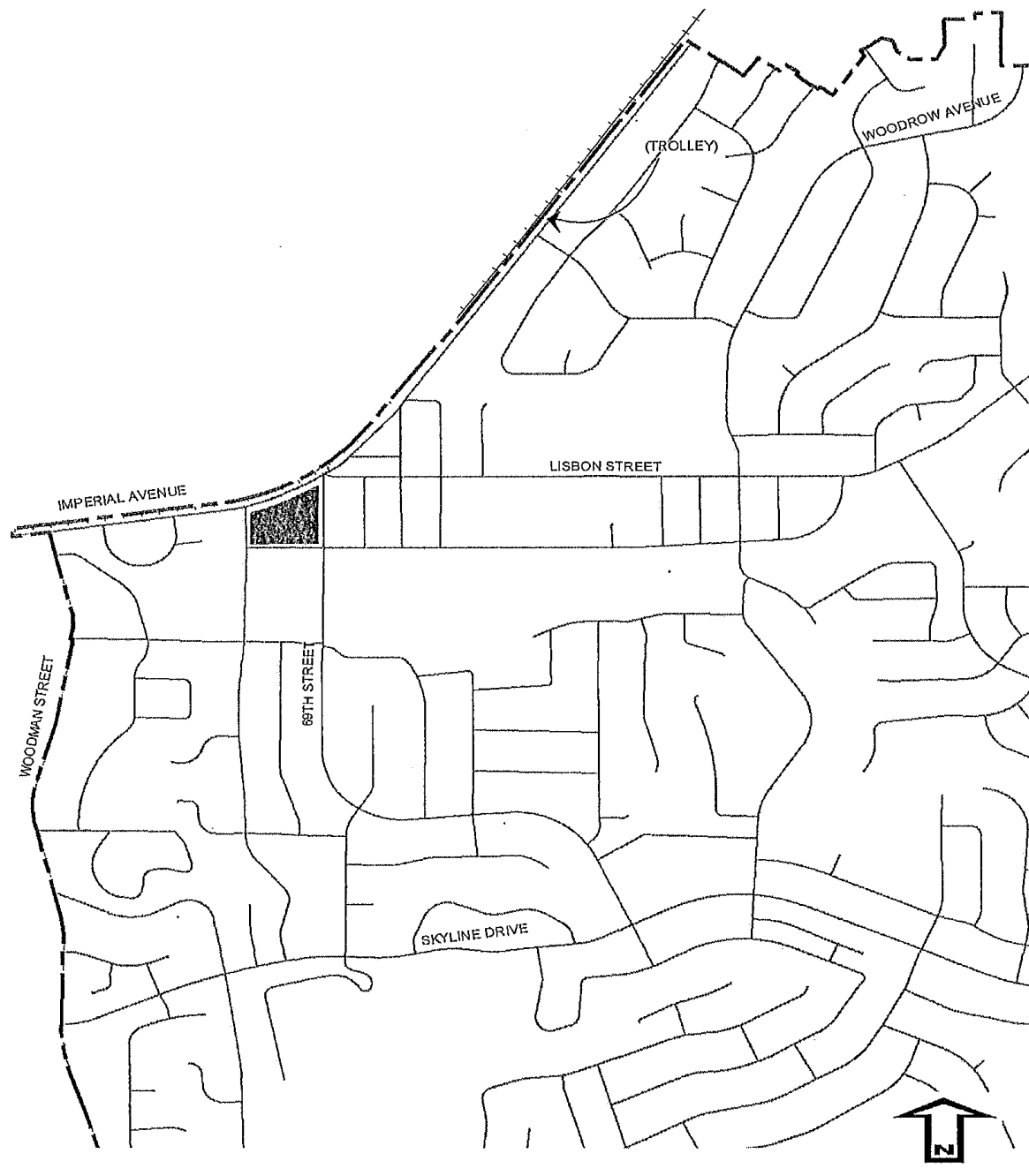


DIAGRAM 132-14L

Skyline-Paradise Hills Community Plan Implementation Overlay Zone

This is reproduction of Map No. V-2 for illustration purposes only.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

Ch.	Art.	Div.
13	2	14
		16

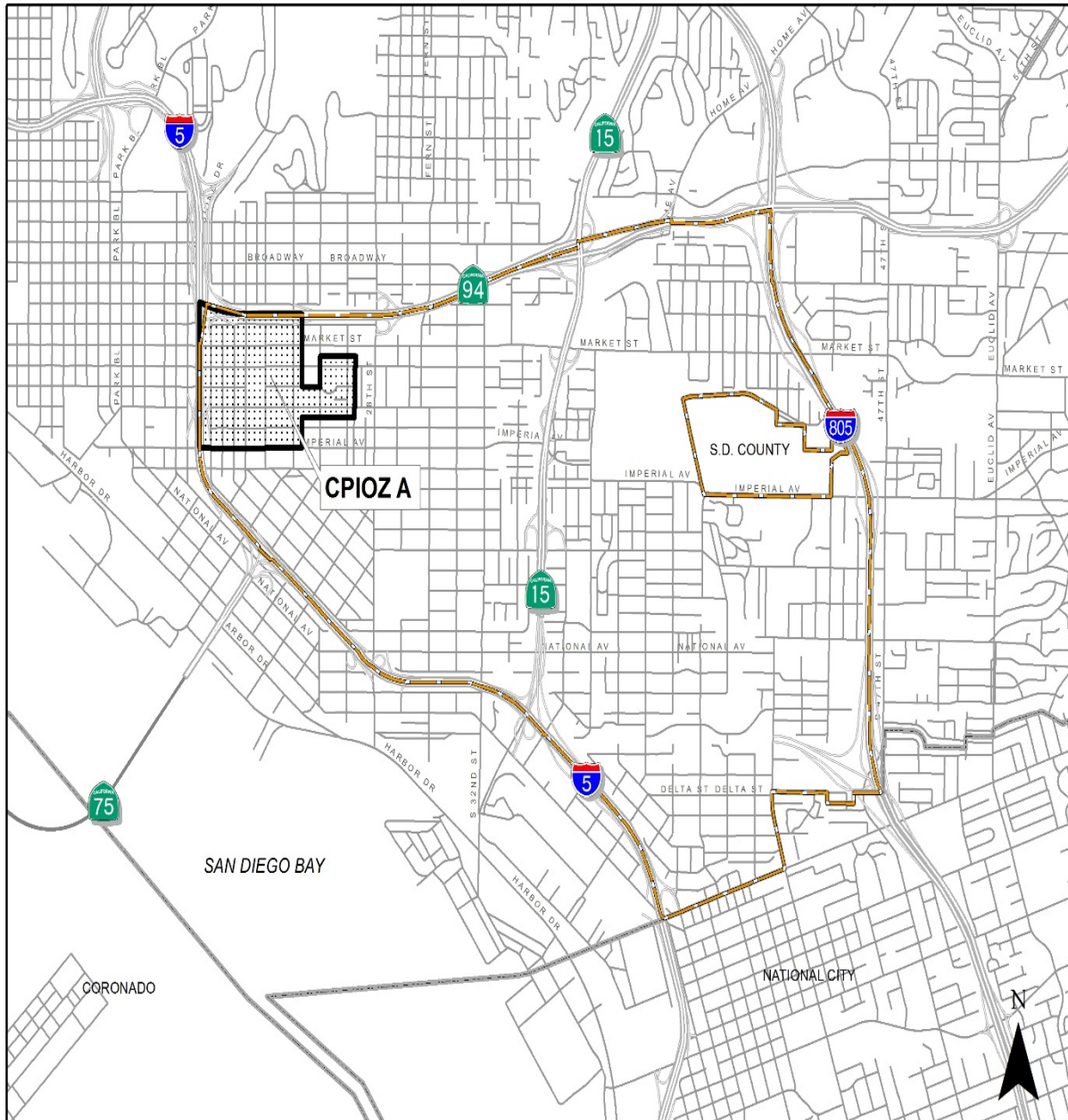


DIAGRAM 132-14M

Sherman Heights and Grant Hill Historic Districts

This is a reproduction of Map No. B-4312 for illustration purposes only.

(Added new Diagram 132-14M titled “Sherman Heights and Grant Hill Historic Districts” and amended 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)

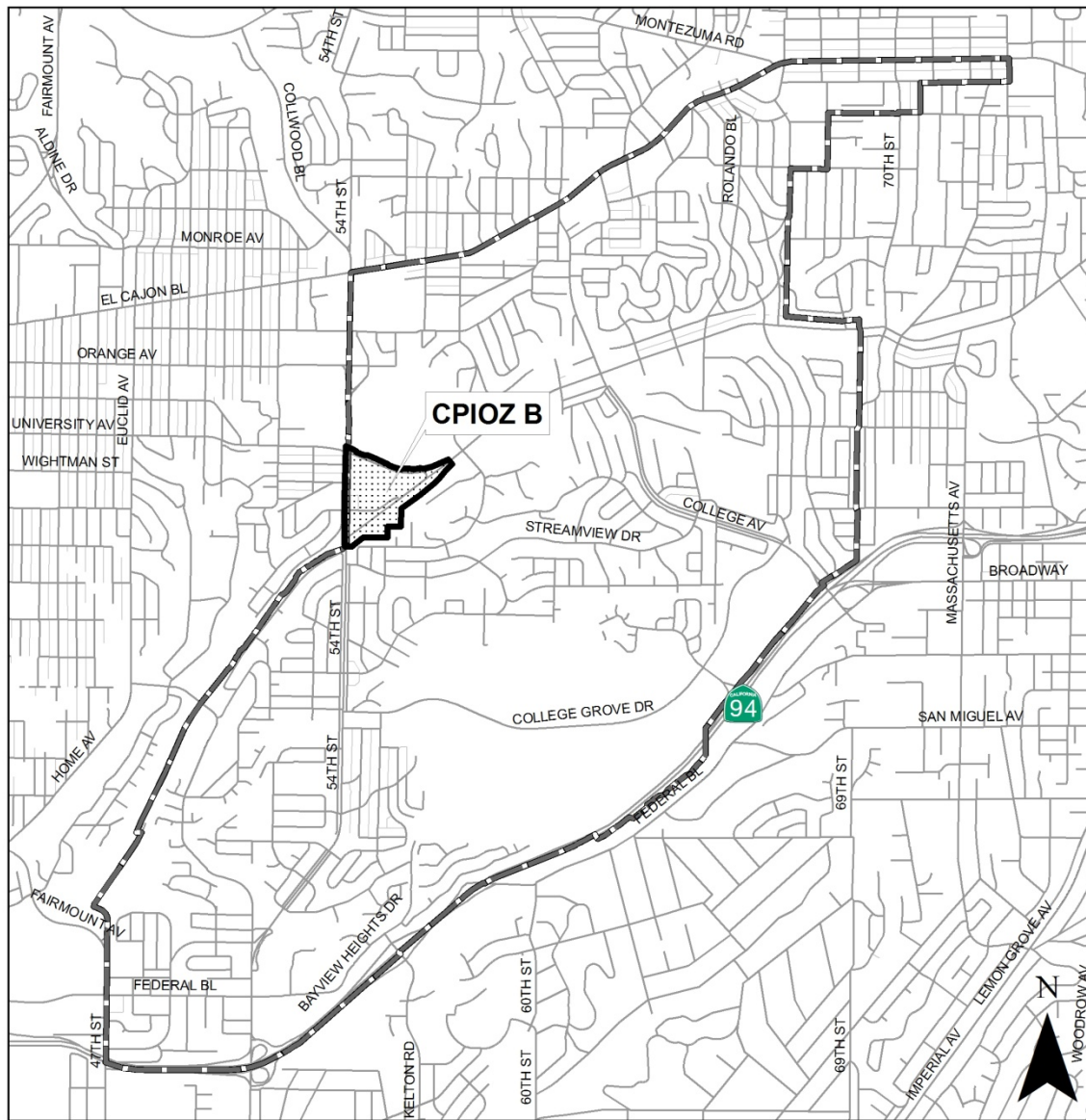


DIAGRAM 132-14N

Mid-City Eastern Area - Chollas Triangle Community Plan Implementation Overlay Zone

This is a reproduction of Map No. B-4310 for illustration purposes only.

(Added 7-28-2015 by O-20540 N.S.; effective 8-27-2015.)

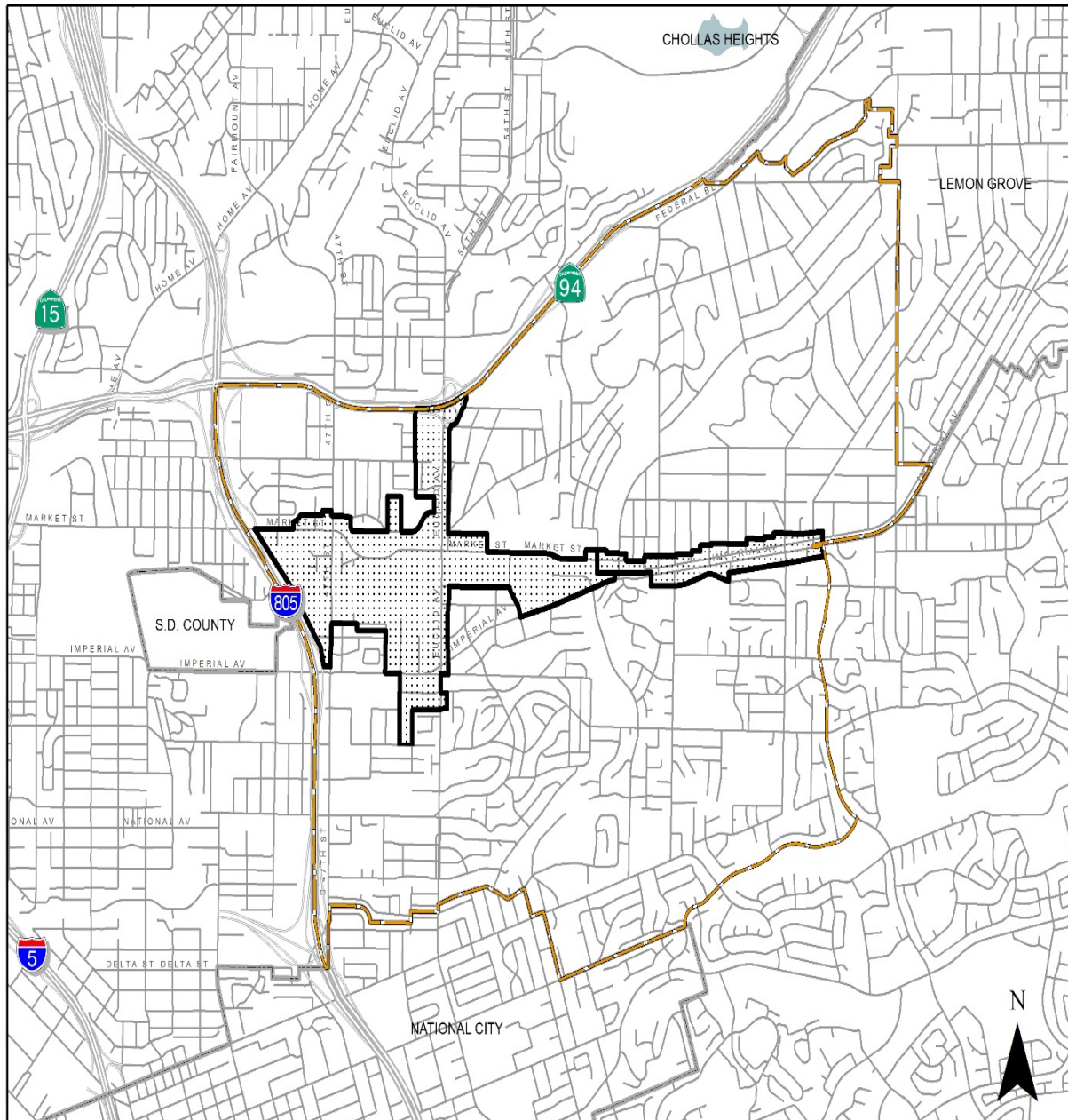


DIAGRAM 132-140

Encanto Neighborhoods Community Plan Implementation Overlay Zone

This is a reproduction of Map No. C-962 for illustration purposes only.

(Added 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)

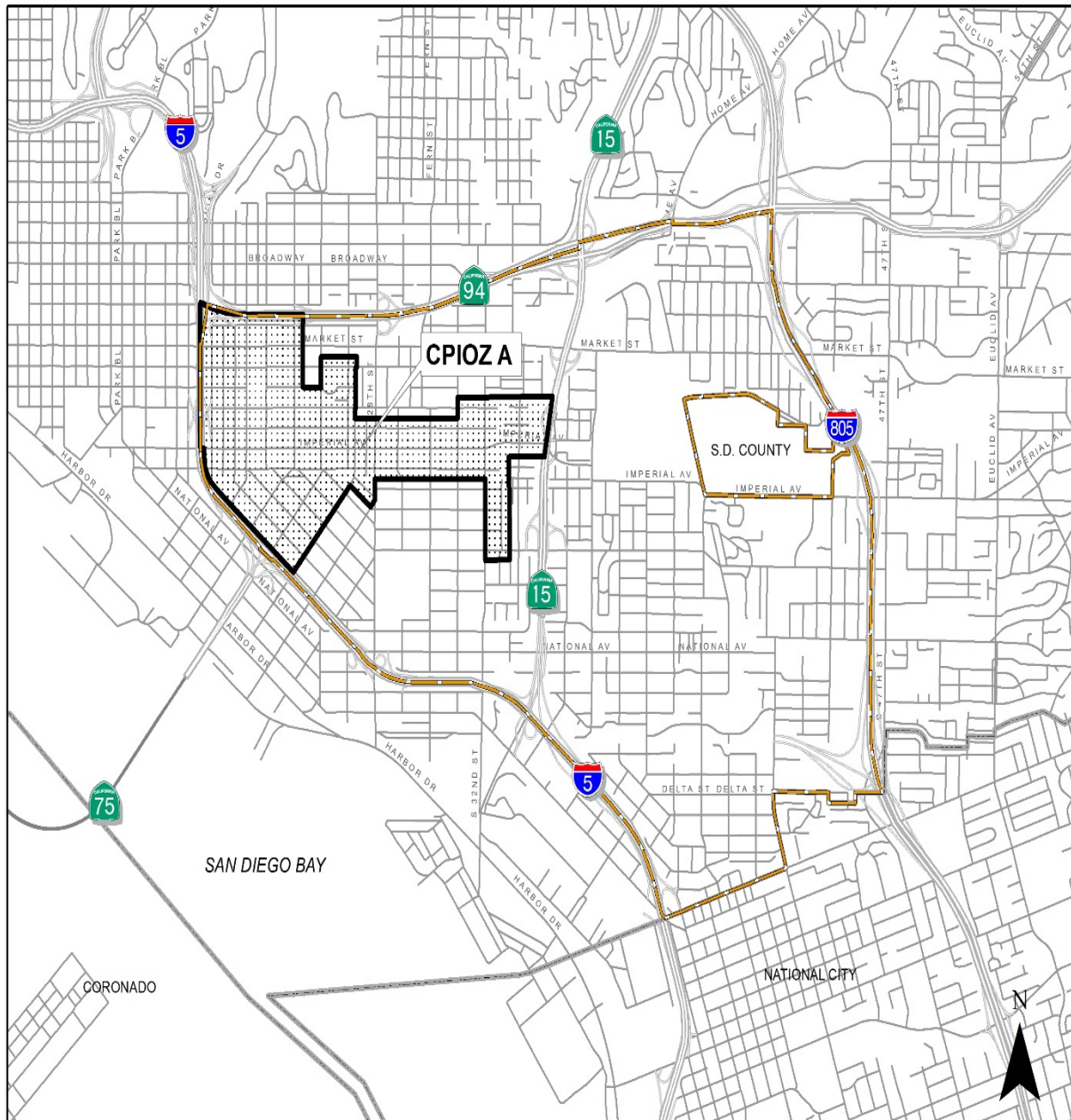


DIAGRAM 132-14P

Southeastern San Diego Community Plan Implementation Overlay Zone

This is a reproduction of Map. No. C-961 for illustration purposes only.

(Added 12-15-2015 by O-20581 N.S.; effective 1-14-2016.)